



Caldwell Street, SW9

£995,000 *Freehold*

4  1  2 

Winkworth are proud to present this fantastic opportunity to purchase a light and spacious four-bedroom town house on Caldwell Street. EPC rating C

KEY FEATURES

- Great location
- Private off-street parking
- Low-maintenance garden
- Move-in condition
- Well-proportioned



Kennington

020 7587 0600 | kennington@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The ground floor comprises a good-sized kitchen, a bright reception room with doors opening directly onto the garden, and a useful downstairs WC tucked beneath the stairs. The kitchen and reception room are currently separated by a partition wall, giving buyers the option to create an open-plan kitchen/living space if desired, subject to the necessary consents.

Upstairs, the first floor is home to the principal bedroom, which benefits from built-in wardrobes and an en-suite bathroom with a separate shower, WC and wash basin. Opposite is a fourth bedroom, currently used as a study, which would also make an ideal nursery or single bedroom.

The top floor offers two further double bedrooms, both generous in size and with built-in wardrobes, along with a family bathroom fitted with a bath and shower, WC and wash basin.

Outside, the property benefits from a secure, gated allocated parking space, which could also provide a useful source of rental income if not required.

To the rear is a private garden with low-maintenance, sheltered by fruit trees, offering plenty of space for outdoor furniture and a dining table – a great spot to enjoy the warmer months.





MATERIAL INFO

Tenure: Freehold

Term: NA

Service Charge: NA

Ground Rent: NA

Local Authority: Lambeth

Council Tax Band: F

EPC rating: C

PARKING

Allocated private parking space

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

Caldwell Street benefits from excellent transport links, and enjoys easy access to Oval's vibrant amenities - just a short walk from supermarkets, gyms, gastro pubs, restaurants, and coffee shops. The property is notably close to the nine elms development area, and additionally, the house has easy access to three fantastic parks and playgrounds, Kennington, Myatt's Fields, Vauxhall Park.

DIRECTIONS

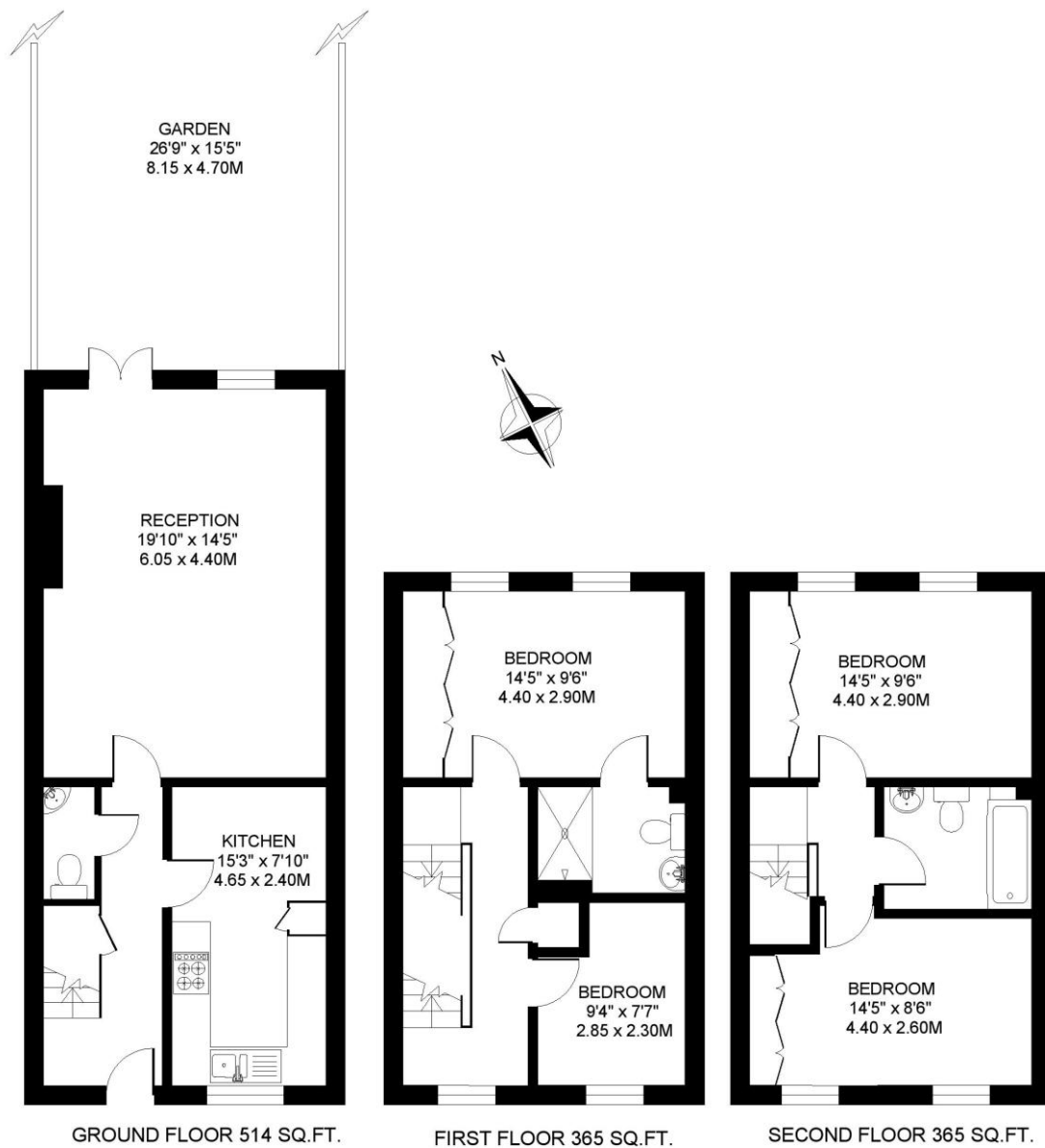
Located between Brixton Road and Clapham Road, Caldwell Street is conveniently located approximately 0.4 miles from Oval underground station and approximately 0.5 miles from Stockwell underground station.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		83 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

CALDWELL STREET. SW9
4 BEDROOM HOUSE

Approximate gross floor area
1244 SQ.FT / 115.5 SQ.M.



Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington

020 7587 0600 | kennington@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.